

DALE A. CALLAWAY, CHAIRMAN  
JEFFREY M. HUDSON  
JOHN M. MILLS  
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# Sussex County Board of Adjustment

## AGENDA

**FEBRUARY 1, 2016**

**7:00 P.M.**

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Public Hearings

**Case No. 11704 – The James P. McRorie Family Trust** seek variances to reduce the side yard setbacks (Sections 115-25C and 115-183C) of the Sussex County Zoning Ordinance). The property is located on the south side of Spruce Ct. approximately 213 ft. west of Sycamore Dr. 911 Address: 32860 Spruce Ct., Lewes. Zoning District AR-1. Tax Map: 234-11.20-94.00

**Case No. 11705 – Patrick B. Sulecki and Lisa M. Sulecki** seek variance to reduce the side yard setbacks (Sections 115-42B, 115-181B, and 115-183C of the Sussex County Zoning Ordinance). The property is located on the northwest side of Mallard Dr. approximately 0.35 miles northeast of Swann Dr. 911 Address: 37071 Mallard Dr., Selbyville. Zoning District: GR. Tax Map: 533-12.16-102.00

**Case No. 11706 – Michael Zarechnak** seek variances to reduce the front yard, side yard and rear yard setbacks (Sections 115-34B and 115-185F of the Sussex County Zoning Ordinance). The property is located on the south side of Robinsons Dr. approximately 98 ft. east of Fisher St. 911 Address: 38236 Robinsons Dr., Rehoboth Beach. Zoning District: MR. Tax Map: 334-20.09-38.00

**Case No. 11707 – Cory & Kristin Bryan** seeks a variance to reduce the rear yard setback (Section 115-25C of the Sussex County Zoning Ordinance). The property is located on the west side of Governor Stockley Rd. approximately 1308 ft. north of E. Piney Grove Rd. 911 Address: 26330 Governor Stockley Rd., Georgetown. Zoning District: AR-1. Tax Map: 133-10.00-9.07



**Case No. 11708 – John W. Hurd, Jr. and John A. Murphy, III** seek variances to reduce the side yard and front yard setbacks (Sections 115-34B, 115-182D, and 115-185F of the Sussex County Zoning Ordinance). The property is located on the south side of William F. St. approximately 242 ft. east of Coastal Hwy. 911 Address: 38272 William F. St., Rehoboth Beach. Zoning District: MR. Tax Map: 334-20.09-95.00

**Case No. 11709 – Matthew Stevens** seeks a special use exception for a garage/studio apartment (Section 115-23C(6) of the Sussex County Zoning Ordinance). The property is located on the east side of Atlanta Rd. approximately 160 ft. north of Craft Rd. 911 Address: 18921 Atlanta Rd., Bridgeville. Zoning District AR-1. Tax Map: 131-12.00-45.02

**Case No. 11710 – Raymond & Nancy Wallace** seek variances to reduce the side yard setbacks (Sections 115-42B, 115-181B, and 115-183C of the Sussex County Zoning Ordinance). The property is located on the northwest side of Blue Teal Rd. approximately 1314 ft. northeast of Swann Dr. 911 Address: 37051 Blue Teal Dr., Selbyville. Zoning District GR. Tax Map: 533-12.16-435.00

**Case No. 11711 – David Strolle** seeks a variance to reduce the rear yard setback (Section 115-34B of the Sussex County Zoning Ordinance). The property is located on the north side of Seashore Ln. approximately 187 ft. east of Sandcastle Cove. 911 Address: 33123 Seashore Ln. Lewes. Zoning District MR. Tax Map 334-5.00-1099.00

**Case No. 11712 – Atlantic Contracting & Material Co.** seeks a special use exception for a temporary concrete batch plant (Sections 115-23A and 115-210A(i) of the Sussex County Zoning Ordinance). The property is located west side of DuPont Blvd. approximately 970 ft. north of W. Hudson Rd. 911 Address: None Available. Zoning District AR-1. Tax Map 230-19.00-14.00

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Board of Adjustment meetings can be monitored on the internet at  
[www.sussexcountypa.gov](http://www.sussexcountypa.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 8, 2015, at 9:20 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.  
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